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*Attorneys for plaintiff and counter-defendant
Nationstar Mortgage LLC*

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

NATIONSTAR MORTGAGE LLC,

Plaintiff,

vs.

RAVENSTAR INVESTMENTS, LLC;
NICHOLAS HEATHMAN; HIGHLAND
RANCH HOMEOWNERS ASSOCIATION; and
GAYLE A. KERN & ASSOCIATES, LTD.,
d/b/a KERN & ASSOCIATES, LTD.,

Defendants.

RAVENSTAR INVESTMENTS, LLC and
NICHOLAS HEATHMAN,

Counterclaimants,

vs.

NATIONSTAR MORTGAGE LLC,

Counterdefendant.

RAVENSTAR INVESTMENTS, LLC,

Crossclaimant,

vs.

HIGHLAND RANCH HOMEOWNERS
ASSOCIATION,

Cross-defendant.

Case No.: 3:16-cv-00638-MMD-WGC

**STIPULATION TO DISMISS
NATIONSTAR MORTGAGE LLC'S
CLAIMS AGAINST HIGHLAND RANCH
HOMEOWNERS ASSOCIATION**

AKERMAN LLP

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Plaintiff and counter-defendant Nationstar Mortgage LLC and defendant and cross-defendant Highland Ranch Homeowners Association stipulates as follows:

1. The matter relates to real property located at 6453 Caddo Court, Sun Valley, Nevada 89433, APN No. 508-301-11 (the **property**).

2. Nationstar is the beneficiary of record of a deed of trust encumbering the property recorded with the Washoe County Recorder on April 30, 2004, as Document No. 3031311.

3. On April 16, 2013, Highland Ranch recorded a deed in foreclosure of assessment lien with the Washoe County Recorder, as Document No. 4226799, reflecting Highland Ranch purchased the property at a foreclosure sale held on or about April 10, 2013 (the **foreclosure deed**).

4. Nationstar and Highland Ranch have entered into a confidential settlement agreement in which they have settled all claims between them in this case.

5. Highland Ranch also agrees that Nationstar does not waive its right to seek relief against the non-settling parties, including but not limited to defendant and counterclaimant Ravenstar Investments, LLC, related to its remaining claims in this action. Nationstar does not admit the deed of trust was extinguished, and any consideration exchanged for the dismissal of the claims against Highland Ranch is not intended to be compensation for any loss of the deed of trust, but instead compensates Nationstar for fees incurred in litigating the propriety and effect of Highland Ranch's foreclosure sale and related conduct.

6. Nationstar and Highland Ranch further stipulate and agree that all claims in this matter asserted by Nationstar against Highland Ranch are dismissed with prejudice, each party to bear its own attorneys' fees and costs.

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7. Nationstar and Highland Ranch request the court enter an order approving this stipulation.

DATED: April 20, 2019

AKERMAN LLP

LAXALT & NOMURA, LTD.

/s/ Scott R. Lachman
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*Attorneys for plaintiff and counter-defendant
Nationstar Mortgage LLC*

*Attorney for defendant and cross-defendant
Highland Ranch Community Association*

IT IS SO ORDERED.

ORDER



UNITED STATES DISTRICT JUDGE

DATED: April 20, 2021

AKERMAN LLP

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